

Edgefield County
PLANNING COMMISSION
Work Session Minutes
County Council Chambers
June 8, 2023
5:01 PM

The Edgefield County Planning Commission Work Session was held on Thursday June 8th, 2023 at the Edgefield County Council Chambers at 225 Jeter Street in Edgefield at 5:01pm. Notice of the time date and agenda of this meeting was provided to The Edgefield Advertiser, placed on the Message Board outside Council Chambers, and provided to others when requested. Any questions regarding the Planning Commission should be directed to the County's Planner April Morgan Amorgan@edgefieldcounty.sc.gov

Members present: Fab Burt, Lisa Whitaker, Karleen Butler, Rhonda Nowicki, Sharon Hadden, Tracy Walsh

Members absent: Daniel Baker

Staff present: April Morgan, Dharma Williams, Hart Clark

County Council members present:

Guest Speakers: Fallon Zapata, Daniel Tanner

No votes held during work session.

I. Call to Order

Burt called the meeting to order at 5:01 pm.

II. Guest Speakers

Fallon Zapata- Land Development Application/1531 Edgefield Road

Daniel Tanner- Land Development Application/ Sweetwater Road

III. Old Business

IV. New Business

A. Land Development Application for Dog Grooming and Boarding Facility at 1531 represented by Fallon Zapata

- i. Zapata explains that the existing building will be renovated into a 60-kennel grooming and boarding facility with office space. The boarding will take place inside and no dogs will be left outside past closing which will take place at 7pm. The property is under contract to be closed on Monday, June 12th if the application is approved by planning commission. There will be

around 8 employees. Zapata passes around an example on the separated runs that will be placed outside based on dog size and temperate in which the dogs will be monitored while in use. There is an existing asphalt parking lot which will be covered with a K9 turf and draining system as well as spraying with certain cleaners to prevent any waste from staying outside and any smells. The signage will remain the same other than the face being changed and any work being completed on the outside will be cosmetic changes. The commissioners view the land surrounding the parcel being discussed, which is over 6 acres. This business if approved will remain on septic, to which Clark explains a hair separator will be necessary for a septic tank at a grooming and boarding facility but that a pump could be added to hook onto the county sewer lines if they would rather do that.

- B. Land Development Application for Frito-Lay Office and Warehouse at the corner of Murrah Road Extension and Sweetwater Road represented by Daniel Tanner
 - i. This will be a new construction prefabricated metal building used for large semitrucks come in during the night to bring in the goods and they will then have smaller route trucks loaded and departed to make deliveries to surrounding businesses during the day. There will one person on staff, trucks coming in and out for delivery as well as parking, cleaners, vendors, etc. Parking has been accounted for. There will be 10 of the large semi-trucks and 10-20 smaller shipping trucks. The building will be leased to the vendors, which is currently a 10-year lease. There is discussion on worry if the company were to back out of the lease, to which Tanner informs them that they company has put a lot of input into decisions being made about the construction showing that they are very serious. There will only be one entrance on Sweetwater to meet standards for traffic of semi-trucks. Buffer yards and setbacks are explained as well as greenery being added and landscape used to meet the overlay.
- C. Changes in Comprehensive Plan are acknowledged but not voted upon
 - i. Estate residential was simplified by removal of a sentence clarifying that the average density should be about one house per five acres.
 - ii. Suburban Residential wording was simplified
 - iii. Table 7.4 Small Lot Residential was removed from Rural Agriculture and Estate Residential
 - iv. Table 7.4 Suburban Density Residential was reworded to become Suburban Residential
 - v. General Agricultural Development District was split into General Residential Development District and General Commercial Development District
 - vi. Sweetwater Road Overlay descriptor was replaced with the descriptor used for our Commercial Overlay

- vii. Town of Edgefield Growth Area Overlay was removed
 - viii. Town of Johnston Growth Area Overlay was removed
 - ix. In the Martintown Road Overlay there was a removal of a reference to previous characteristics of the Sweetwater Road Overlay.
 - x. The Sportsmans Corner commercial area had a commercial overlay put into place to prevent signage and create buffer yards.
- D. Changes in the Ordinances are acknowledged but not voted upon
- i. Section 24-29
 - 1. Zoning Administrator was changed to Planning Department
 - 2. The end of Martintown Road was added into the road list for the Overlay District
 - 3. A table was added for the buffer yard requirements inside of the Highway Overlay District showing the different category of buffer yards depending on the proposed usage and existing usage.
 - ii. Section 24-252
 - 1. Land development other than a subdivision currently list items in a way that can give false information to public. Clark explains this by using the current applicants as an example as they meet all of the requirements for where they are zoned and what the usage will be (use by right). He explains how because a public hearing is required, the public is under the impression that they can come and be against said applicants be the commissioners could deny them applicants' usage, while if it is use by right the commissioners cannot actually deny the applicants making the public feel like they are not being taken into consideration during public hearings. Clark broke what he states is confusing language and broke it up to show large scale developments which will still have to come to planning commission for a public hearing while smaller projects will only have to go through an administrative review with no public hearing unless there was a appeal needed. The projects that only require an administrative approval will still be sent to the planning commission in the form of a report.
 - 2. Traffic study was added to the list of requirements in land development application process.

V. **Adjourn**

Burt asked for a motion to Adjourn, Whitaker made the motion with Butler seconding. All voting in favor (6-0), the work Session was Adjourned at 5:53 pm.

Respectfully Submitted: April Morgan Approved: July 13, 2023
April Morgan, Planner

James Fab Burt
Fab Burt-Chairman